THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Johnny Brooks 878 Kipling Drive Nashville, TN 37217	Dobson & Johnson, Inc. One Commerce Place Nashville, TN 37239	107-13 7 2DA-54820

WARRANTY DEED BOOK 6562 PAGE 136

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Jackson, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Johnny Brooks,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVDISON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 345 on the plan of Miro Meadows, 2nd Addition, of record in Book 1424, page 112, Register's Office for Davdison County, Tennessee.

BEING the same property conveyed to Carolyn Jackson by deed from Carl N. Hall, Jr. et ux R. Dianne Hall, of record in Book 5316, page 584, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dobson & Johnson, Inc. of record in Book 5216, page 58, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

J 0 6 5 4 5

IDENTIF. REFERENCE

MAY 21 1 27 PM '85

DAVIDSON COUNTY, TN

This is (xx)improved property, known as 878 Kipling Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of May, 1985.

Carolyn B. Jackson
Carolyn Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 19 85, before me personally appeared Carolyn Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6562 PG 137

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of May, 1985.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:

CAROLYN JACKSON

to:

JOHNNY BROOKS

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6562 PAGE 138

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
0170A05/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 5 4 5

IDENTIF. REFERENCE

MAY 21 1 27 PM 185

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136799